

4810 W ANN RD

FOR LEASE



MOUNTAIN WEST
COMMERCIAL REAL ESTATE

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PROPERTY DETAILS

4810 WEST ANN ROAD, LAS VEGAS, NV 89130

- Lease or Ground Lease
- 16,989 SF, 1.72 Acres
- Former CVS on Signalized Corner
- Close Proximity to I-215 Beltway
- Located in a Highly Populated Residential Area
- 87,700 Cars Per Day
- Drive Thru, Restaurant, Car Wash, Medical Use, Retail

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GOOGLE MAPS](#)

2023 DEMOS

EST. POPULATION



1 MILE » 22,121
3 MILE » 159,291
5 MILE » 380,132

EST. HOUSEHOLDS



1 MILE » 8,144
3 MILE » 56,785
5 MILE » 135,086

EST. AVERAGE HH INCOME



1 MILE » \$108,984
3 MILE » \$103,705
5 MILE » \$101,799

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SITE PLAN

4810 W ANN RD

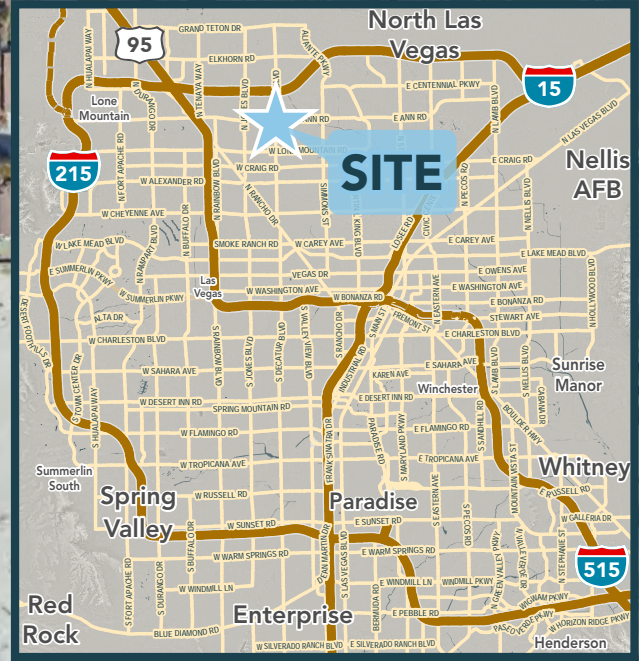
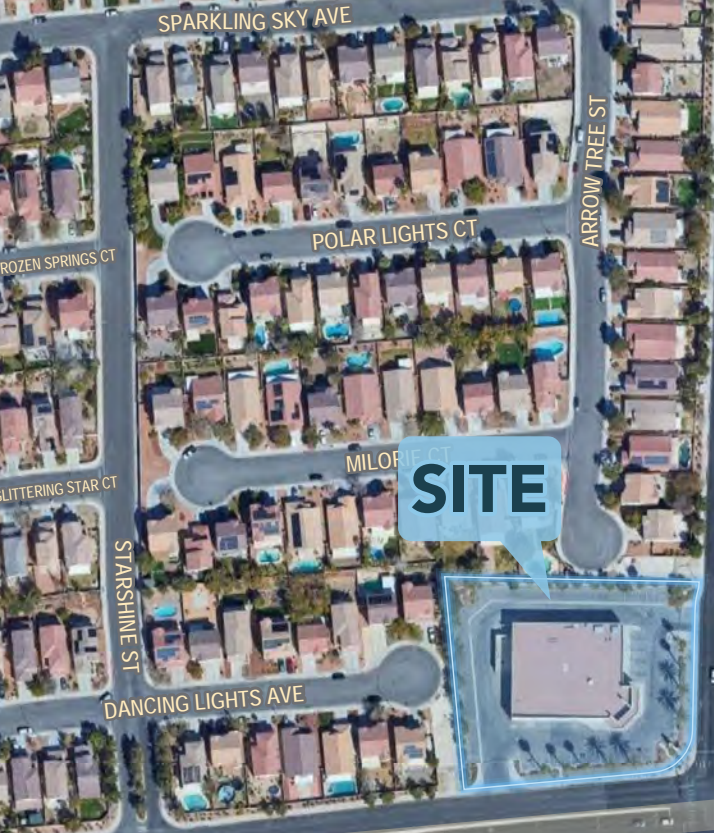


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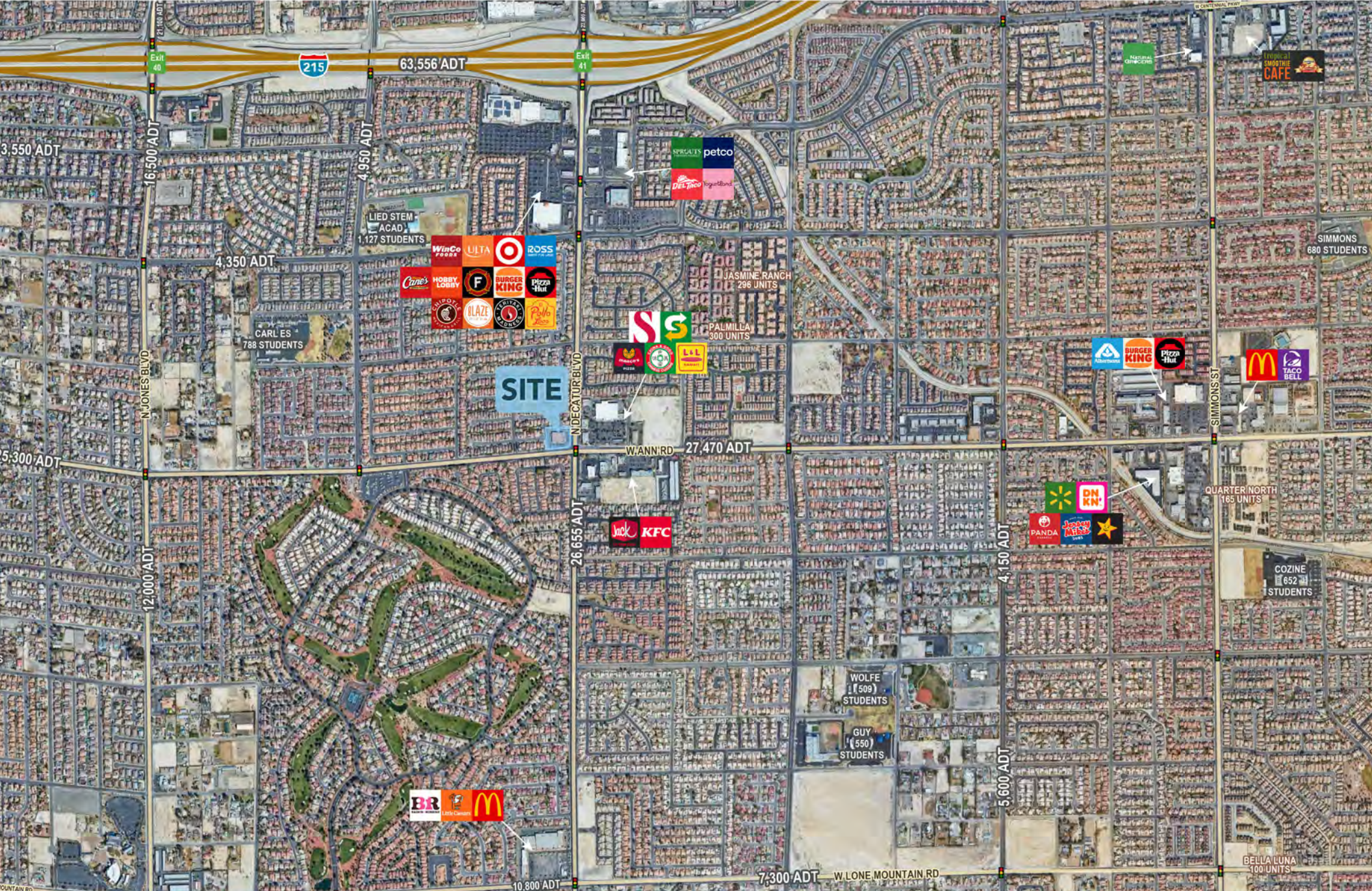
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SITE



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This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.